



## 21.03 GENERAL REGULATIONS

| Standard                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Applicant Response       |        |                                        | Planning Staff Only      |                                         |
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|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
| <b>21.03.010 - Property Development Standards</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |        |                                        |                          |                                         |
| <b>B</b>                                          | <b>Underground Utilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |        |                                        |                          |                                         |
|                                                   | All wires, conductors, cables, raceways and conduits for electrical, telephone, CATV and similar services that provide direct service to any property being developed shall, within the boundary lines of such property, be installed underground. Associated equipment and appurtenances such as surface-mounted transformers, pedestal-mounted terminal boxes, meters and service cabinets may be placed aboveground when screened and located behind the front setback line | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>C</b>                                          | <b>Street Frontage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |        |                                        |                          |                                         |
|                                                   | Every parcel of land shall front on a public or private street. Street frontage design standards shall comply with the requirements of Chapter 21.15 (Objective Design Standards)                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>D</b>                                          | <b>Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |        |                                        |                          |                                         |
|                                                   | Except as stated in this subsection and otherwise provided for in this title, no structure shall be located closer to any property line than the setback requirements of the zone in which the structure is located                                                                                                                                                                                                                                                            | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>D.1</b>                                        | <b>Setback Exceptions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |        |                                        |                          |                                         |
|                                                   | (a) Architectural features, including cornices, belt courses, fireplaces, eaves and bay windows, may project into required setback areas a distance not to exceed two (2) feet                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                                   | (b) Balconies may encroach twenty-five (25%) percent into side and rear setbacks                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                                   | (c) Unroofed decks, canopies, patios, porches, landings, steps, walks and driveways not exceeding thirty-six (36") inches in height as measured from finish grade may be located in the required setback areas                                                                                                                                                                                                                                                                 | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                                   | (d) Canopies and awnings without any supports to the ground may project into required setback areas, but no closer than three (3') feet to a side property line and no more than four (4') feet into the front and rear setbacks                                                                                                                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                                   | (e) Swimming pools may be located in the required rear and side setback areas, but no closer than six (6') feet to a property line                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                                   | (f) Flag poles may project twenty-five (25) percent into required front and rear setback areas                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                                   | (g) Mechanical equipment may project into the required rear or side setback area, but no closer than three (3') feet to a property line                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |



## 21.03 GENERAL REGULATIONS

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|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|----------------------------------------|--------------------------|-----------------------------------------|
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|              | (h) Additions to lawfully constructed residences within the following single-family estate zones of E-3, E-4, E-5, E-6 and E-7, which do not meet the minimum side yard setback requirements may project into the required side yard setbacks, but in no event shall the setback be less than five (5) feet from the property line. Street side yard setbacks shall maintain the minimum required by Table A, (Appendix 21A is an attachment to this title) | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>E</b>     | <b>Height</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |        |                                        |                          |                                         |
|              | No structure or any portion shall exceed the maximum building height specified in the development standards of the zone in which the structure is located, except for elevators, stairways, equipment, screening, chimneys, antennas, architectural features, or as otherwise provided for in this title                                                                                                                                                    | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>F</b>     | <b>Fences and Walls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |        |                                        |                          |                                         |
| <b>F.1</b>   | <b>General Provisions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |        |                                        |                          |                                         |
| <b>F.1.a</b> | <b>Front Yard Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |        |                                        |                          |                                         |
|              | i. Fences and walls shall not exceed four (4') feet in height if at least fifty (50%) percent of the fence area is visually open (e.g., wrought iron, picket, tubular steel)                                                                                                                                                                                                                                                                                | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|              | ii. Solid (non-transparent) fences shall not exceed three (3') feet in height                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|              | iii. A fence with a solid lower portion (up to three (3') feet) may include a visually open upper portion not exceeding one (1') foot, for a total height not to exceed four (4') feet                                                                                                                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>F.1.b</b> | <b>Side and Rear Yards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |        |                                        |                          |                                         |
|              | i. Fences and walls may be up to six (6') feet in height behind the front yard setback                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|              | ii. Heights above six (6) feet may be allowed for public facilities, subject to City Council approval                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>F.1.c</b> | <b>Corner Lot Visibility</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |        |                                        |                          |                                         |
|              | No solid fence or wall over thirty (30") inches in height shall be located within ten (10') feet of the intersection of two public streets                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>F.1.d</b> | <b>Metro or Caltrans Right-of-Way</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |        |                                        |                          |                                         |



## 21.03 GENERAL REGULATIONS

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|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|----------------------------------------|--------------------------|-----------------------------------------|
|              |                                                                                                                                                                                                                                                          | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
|              | Fences or walls adjacent to railroad or state highway rights-of-way may be up to eight (8') feet in height for noise mitigation                                                                                                                          | <input type="checkbox"/> |        |                                        |                          |                                         |
|              | Any wall exceeding eight (8') feet in height requires a noise study by a licensed acoustical engineer, subject to approval by the Community Development Director                                                                                         | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>F.1.e</b> | Prohibited Materials. The following materials are prohibited for fences and walls in residential, commercial, and mixed-use zones:                                                                                                                       |                          |        |                                        |                          |                                         |
|              | i. barbed wire, razor wire, concertina wire, or electrified fencing                                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|              | ii. Reflective or unfinished metal fencing                                                                                                                                                                                                               | <input type="checkbox"/> |        |                                        |                          |                                         |
|              | iii. Untreated or unfinished wood, including plywood                                                                                                                                                                                                     | <input type="checkbox"/> |        |                                        |                          |                                         |
|              | iv. Broken glass, sharp objects, or hazardous features                                                                                                                                                                                                   | <input type="checkbox"/> |        |                                        |                          |                                         |
| <b>F.2</b>   | Multifamily Residential Development (Eleven (11) or More Units)                                                                                                                                                                                          |                          |        |                                        |                          |                                         |
|              | (a) Perimeter fencing fences or walls shall be installed along all side and rear property lines                                                                                                                                                          | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|              | (b) Wall articulation--Design Requirements for Solid Walls Longer Than fifty (50) Feet. For solid walls exceeding fifty (50) linear feet in length, two (2) or more of the following features must be incorporated every twenty (20) to fifty (50) feet: |                          |        |                                        |                          |                                         |
|              | i. A jog or offset of at least eighteen (18") inches in depth and eight (8') in width                                                                                                                                                                    | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|              | ii. A decorative pilaster or column (may exceed the maximum height limit by up to eight (8) inches for design purposes)                                                                                                                                  | <input type="checkbox"/> |        |                                        |                          |                                         |
|              | iii. Material variation                                                                                                                                                                                                                                  | <input type="checkbox"/> |        |                                        |                          |                                         |
|              | iv. Landscape features such as planted pockets or vines                                                                                                                                                                                                  | <input type="checkbox"/> |        |                                        |                          |                                         |
|              | (c) Capstone and Finish - All solid walls shall include a decorative cap to provide both visual interest and weather protection                                                                                                                          | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|              | (d) Material Standards                                                                                                                                                                                                                                   |                          |        |                                        |                          |                                         |
|              | i. Permitted materials include aluminum, brick, concrete block, precast concrete, steel, vinyl, and pressure treated wood                                                                                                                                | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |



## 21.03 GENERAL REGULATIONS

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|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|----------------------------------------|--------------------------|-----------------------------------------|
|            |                                                                                                                                                                                                                                          | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
|            | ii. Stucco-over-CMU walls must include concrete capstones                                                                                                                                                                                | <input type="checkbox"/> |        |                                        |                          |                                         |
|            | iii. Unfinished or low-durability materials are not permitted                                                                                                                                                                            | <input type="checkbox"/> |        |                                        |                          |                                         |
|            | (e) Front Yard Fencing. If provided, front yard fencing shall consist of visually penetrable materials such as wrought iron or tubular steel                                                                                             | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (f) Color and Compatibility. Fence and wall colors shall match or complement the primary building colors. Wood elements shall be painted or sealed with a water-repellent finish                                                         | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>F.3</b> | Mixed-Use, Commercial, and Industrial Zones                                                                                                                                                                                              |                          |        |                                        |                          |                                         |
|            | (a) Fences and walls may be installed only where needed for security, screening, or buffering                                                                                                                                            | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) In mixed-use developments, fences and walls are prohibited in open space areas and along street frontages, except:                                                                                                                   | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | i. Along the side and rear property lines                                                                                                                                                                                                |                          |        |                                        |                          |                                         |
|            | ii. Where required to screen utilities, mechanical equipment, or refuse/recycling enclosures                                                                                                                                             |                          |        |                                        |                          |                                         |
|            | (c) Buffering Adjacent to Residential Zones. Where a non-residential use abuts a residential zone, a six (6) foot high solid masonry wall (measured from the highest adjacent grade) shall be constructed along the shared property line | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (d) Street Frontage Treatment. Walls and fences facing public streets shall be softened with landscaping features such as berms, hedges, planter strips, or climbing vines                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>G</b>   | <b>Mechanical and Utility Equipment</b>                                                                                                                                                                                                  |                          |        |                                        |                          |                                         |



## 21.03 GENERAL REGULATIONS

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|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|----------------------------------------|--------------------------|-----------------------------------------|
|            |                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
| <b>G.1</b> | Ground Mounted Utility Equipment. All ground mounted utility equipment, including heating and air conditioning units, shall comply with the following standards:                                                                                                                                                            |                          |        |                                        |                          |                                         |
|            | (a) Screening Requirements. All utility equipment shall be screened through at least one (1) of the following standards:                                                                                                                                                                                                    |                          |        |                                        |                          |                                         |
|            | i. Landscaping. Use live plant material of sufficient height and maturity to fully obscure equipment from public view at the time of installation or within one growing season                                                                                                                                              | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | ii. Architectural Features – Screening. Provide a minimum three (3') foot high screen using architectural elements that are consistent in design, material, and color with the primary structure. Screening shall include similar finishes, and detailing. Fences used for screening shall meet the following requirements: |                          |        |                                        |                          |                                         |
|            | (iia) Minimum height of four (4) feet, up to a maximum of five (5) feet                                                                                                                                                                                                                                                     | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (iib) Constructed of durable, weather-resistant materials such as block or vinyl                                                                                                                                                                                                                                            | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (iic) Shall not obstruct drivers' line-of-sight at driveways or intersections                                                                                                                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (iid) Chain link, slatted chain link, and similar fencing types are prohibited                                                                                                                                                                                                                                              | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | iii. Vinyl Wraps. In addition to landscape and screening, wraps may be applied directly to equipment, subject to the following:                                                                                                                                                                                             |                          |        |                                        |                          |                                         |
|            | (iiia) Wrap designs shall visually integrate with the surrounding environment                                                                                                                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (iiib) Wrap materials shall include anti-graffiti protection                                                                                                                                                                                                                                                                | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (iiic) Wraps shall be maintained in good condition to ensure continues screening and aesthetic performance                                                                                                                                                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>G.2</b> | Rooftop Equipment. All roof mounted equipment, including roof access, mechanical equipment, air conditioning units, and other features, over two (2') feet in height shall comply with the following standards:                                                                                                             |                          |        |                                        |                          |                                         |
|            | (a) Setback from Edge. Roof-mounted equipment and screening of roof-mounted equipment shall be stepped back from top of parapet a minimum of ten (10') feet from the parapet or roof edge                                                                                                                                   | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) Screening Height. Roof-mounted equipment greater in height than the parapet wall shall be screened to a height equal to the height of the equipment                                                                                                                                                                     | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                                                                                                                                                                             |                          |        |                                        |                          |                                         |
| <b>H</b>   | Irrigation                                                                                                                                                                                                                                                                                                                  |                          |        |                                        |                          |                                         |



## 21.03 GENERAL REGULATIONS

| Standard   |                                                                                                                                                                                                                                                                               | Applicant Response       |        |                                        | Planning Staff Only      |                                         |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|----------------------------------------|--------------------------|-----------------------------------------|
|            |                                                                                                                                                                                                                                                                               | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
|            | Areas required to be landscaped by any provision of this title shall be provided with automatic irrigation systems installed in conformance with the requirements of applicable codes                                                                                         | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                                                                                                                               |                          |        |                                        |                          |                                         |
| <b>I</b>   | <b>Antennas</b>                                                                                                                                                                                                                                                               |                          |        |                                        |                          |                                         |
|            | Plans for antennas, except common skeletal type antennas used to receive UHF and VHF frequencies, shall be submitted to the reviewing body as shown in Table E, in the Appendix 21A of the Zoning Code (Appendix 21A is an attachment to this title), for review and approval | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                                                                                                                               |                          |        |                                        |                          |                                         |
| <b>J</b>   | <b>Refuse Storage</b> (Multifamily, Mixed-Use, Commercial and Industrial Zones)                                                                                                                                                                                               |                          |        |                                        |                          |                                         |
| <b>J.1</b> | Refuse storage areas shall be screened by walls six (6') feet in height and a solid gate not less than five (5') feet in height                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>J.2</b> | Refuse storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles                                                                                                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>J.3</b> | Refuse storage areas that are visible from the upper stories or adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate views into the storage areas                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>J.4</b> | Refuse storage areas shall not be closer than twenty (20') feet from doors or operable windows of adjacent structures                                                                                                                                                         | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>J.5</b> | Waste and recycling enclosure capacities shall be provided at the following ratios:                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
|            | (a) For sites with eleven (11) to twenty-five (25) units, a minimum thirty-six (36) square-foot waste and thirty-six (36) square-foot recycling enclosure shall be provided                                                                                                   | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) For sites with more than twenty-five (25) units, every additional twenty-five (25) dwellings or fraction thereof shall require an additional forty-eight (48) square feet for solid waste and forty-eight (48) square feet for recyclables                                | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                                                                                                                               |                          |        |                                        |                          |                                         |
| <b>K</b>   | <b>Mailboxes</b> (multifamily, mixed-use, commercial and industrial zones) Residential developments over 10 units shall provide mailboxes as follows:                                                                                                                         |                          |        |                                        |                          |                                         |





## 21.03 GENERAL REGULATIONS

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|                                        |                                                                                                                                                                                                                                                                           | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
| K.1                                    | Mailboxes shall be located in a highly visible location within four hundred (400) feet of the residential units. Mailboxes may be located within a lobby, central commons room and/or clubhouse                                                                           | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| K.2                                    | A bench and/or seating area and a trash receptacle shall be located adjacent to the mailboxes                                                                                                                                                                             | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| K.3                                    | If located outdoors, mailboxes shall be finished using materials consistent with the development's architectural style                                                                                                                                                    | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                        |                                                                                                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
| L                                      | <b>Exterior Lighting Standards</b> (multifamily, mixed-use, commercial and industrial zones) To ensure safety, energy efficiency, and minimize light spillover into adjacent properties, all new development projects shall comply with the following lighting standards: |                          |        |                                        |                          |                                         |
| L.1                                    | Light illumination levels shall not exceed 1.0 foot-candle measured at property line                                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| L.2                                    | A photometric lighting plan is required for all projects requiring a DPR. The plan must:                                                                                                                                                                                  |                          |        |                                        |                          |                                         |
|                                        | (a) Be drawn to scale, indicating fixture locations, types, mounting heights, and light output in foot-candles                                                                                                                                                            | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                        | (b) Include horizontal illuminance levels across the site and at property boundaries                                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                        | (c) Demonstrate compliance with the foot-candle limits and shielding requirements                                                                                                                                                                                         | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| L.3                                    | Lighting Fixture Design. All exterior lighting fixtures shall be:                                                                                                                                                                                                         |                          |        |                                        |                          |                                         |
|                                        | (a) Fully shielded and cut-off to prevent glare, uplight, and light trespass                                                                                                                                                                                              | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                        | (b) Directed downward and designed to minimize impacts on adjacent residential uses and the night sky                                                                                                                                                                     | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                        |                                                                                                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
| <b>21.03.015 - Landscape Standards</b> |                                                                                                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
| A                                      | These standards shall apply to all of the following:                                                                                                                                                                                                                      |                          |        |                                        |                          |                                         |
|                                        | New residential developments with 11 or more units                                                                                                                                                                                                                        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                        | New commercial developments over 1,000 square feet                                                                                                                                                                                                                        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|                                        | Major additions or site improvements involving twenty-five (25%) percent or more of the gross site area                                                                                                                                                                   | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |



## 21.03 GENERAL REGULATIONS

| Standard   |                                                                                                                                                                                                                                                           | Applicant Response       |        | Planning Staff Only                    |                          |                                         |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|----------------------------------------|--------------------------|-----------------------------------------|
|            |                                                                                                                                                                                                                                                           | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
|            | Parking lot reconfigurations affecting more than ten (10) spaces                                                                                                                                                                                          | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | Publicly accessible open space areas within private developments                                                                                                                                                                                          | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>B</b>   | <b>Model Water Efficient Landscape Ordinance (MWELO) requirements:</b>                                                                                                                                                                                    |                          |        |                                        |                          |                                         |
|            | MWELO requirements apply to new landscapes with an aggregate landscape area of five hundred (500) square feet or larger that require a building or landscape permit, plan check, or design review regardless of above thresholds                          | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | MWELO requirements apply to rehabilitated landscapes with an aggregate landscape area of two thousand five hundred (2,500) square feet or larger that require a building or landscape permit, plan check, or design review regardless of above thresholds | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>C</b>   | <b>Landscaping shall be provided based on gross lot area, at the following minimum percentages:</b>                                                                                                                                                       |                          |        |                                        |                          |                                         |
|            | Residential: fifteen (15%) percent                                                                                                                                                                                                                        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | Commercial and Mixed-Use: ten (10%) percent                                                                                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | Medical: fifteen (15%) percent                                                                                                                                                                                                                            | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | Industrial: five (5%) percent                                                                                                                                                                                                                             | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>D</b>   | <b>Landscape Location and Configuration</b>                                                                                                                                                                                                               |                          |        |                                        |                          |                                         |
| <b>D.1</b> | Landscaped areas shall be in the following areas:                                                                                                                                                                                                         |                          |        |                                        |                          |                                         |
|            | (a) All required front, side, and rear setbacks                                                                                                                                                                                                           | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) Common open space areas                                                                                                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (c) Along pedestrian pathways and building entrances                                                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (d) Within and adjacent to parking lots and drive aisles                                                                                                                                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |





## 21.03 GENERAL REGULATIONS

| Standard   |                                                                                                                                                                            | Applicant Response       |        |                                        | Planning Staff Only      |                                         |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|----------------------------------------|--------------------------|-----------------------------------------|
|            |                                                                                                                                                                            | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
| <b>D.2</b> | All landscape areas must comply with visibility and safety requirements in Section 21.03.010F (Fences and Walls) and maintain clear sight distance at intersections        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                            |                          |        |                                        |                          |                                         |
| <b>E</b>   | <b>Planting System and Material Requirements</b>                                                                                                                           |                          |        |                                        |                          |                                         |
| <b>E.1</b> | Landscaped areas must include:                                                                                                                                             |                          |        |                                        |                          |                                         |
|            | (a) Ground cover, shrubs, and vines                                                                                                                                        |                          |        |                                        |                          |                                         |
|            | i. Live plants only; gravel and bark do not qualify                                                                                                                        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | ii. Minimum planting size: one (1) gallon container                                                                                                                        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | iii. Must not obstruct required sightlines at maturity                                                                                                                     | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) Trees                                                                                                                                                                  |                          |        |                                        |                          |                                         |
|            | One (1) tree per five hundred (500) square feet of open space or per fifty (50) linear feet of frontage, whichever yields more trees. A multi-trunk tree counts as two (2) | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>E.2</b> | To promote biodiversity and avoid monoculture, projects with lot sizes of one-half (1/2) acre or more:                                                                     |                          |        |                                        |                          |                                         |
|            | (a) No more than one-third (1/3) of any single species                                                                                                                     | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) No more than one-third (1/3) of any single genus                                                                                                                       | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (c) No more than one-third (1/3) of any single plant family                                                                                                                | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                            |                          |        |                                        |                          |                                         |
| <b>F</b>   | <b>Water Efficiency</b>                                                                                                                                                    |                          |        |                                        |                          |                                         |
| <b>F.1</b> | Projects must comply with MWELO where required and receive City-approval for landscape plans                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>F.2</b> | All new planting areas must be mulched with two (2") to four (4") inches of organic mulch                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |



## 21.03 GENERAL REGULATIONS

| Standard   |                                                                                                                                                                                                                                          | Applicant Response       |        | Planning Staff Only                    |                          |                                         |
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|            |                                                                                                                                                                                                                                          | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
| <b>G</b>   | <b>Front and street-facing setbacks shall include:</b>                                                                                                                                                                                   |                          |        |                                        |                          |                                         |
| <b>G.1</b> | One (1) thirty-six (36") inch box shade tree per fifty (50) linear feet of lot width, evenly spaced. Multi-trunk trees count as two (2)                                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>G.2</b> | Shrubs at a density of one (1) shrub per four (4) square feet                                                                                                                                                                            | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>G.3</b> | Hardscape elements shall be limited to fifty (50%) percent of the total landscaped setback area, except in the Civic Center Area Plan district                                                                                           | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>G.4</b> | Parking-adjacent setbacks must include a continuous screen or landscaped buffer with:                                                                                                                                                    |                          |        |                                        |                          |                                         |
|            | (a) Shrubs not exceeding thirty-six (36") inches in height                                                                                                                                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) Berms or walls between thirty (30") and thirty-six (36") inches high                                                                                                                                                                 | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (c) Low screen walls meeting height requirements of this Code                                                                                                                                                                            | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>H</b>   | <b>Parking Lot Landscaping</b>                                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
| <b>H.1</b> | Perimeter Landscape Strip                                                                                                                                                                                                                |                          |        |                                        |                          |                                         |
|            | (a) Minimum five (5') foot-wide strip along public rights-of-way                                                                                                                                                                         | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) Includes one (1) twenty-four-inch box tree per thirty-five (35) linear feet and a continuous row of shrubs                                                                                                                           | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>H.2</b> | Interior Parking Lot Landscaping                                                                                                                                                                                                         |                          |        |                                        |                          |                                         |
|            | (a) Minimum ten (10%) percent of the parking area must be landscaped                                                                                                                                                                     | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) One (1) tree per eight (8) parking spaces and include shade trees within its mix                                                                                                                                                     | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (c) Tree planters must:                                                                                                                                                                                                                  |                          |        |                                        |                          |                                         |
|            | i. At least be four (4) feet wide by eight (8) feet long but smaller four (4) feet wide by four (4) feet long (diamond planter) may be allowed to accommodate site conditions but limited to fifty (50) percent or total onsite planters | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |



## 21.03 GENERAL REGULATIONS

| Standard   |                                                                                                                                                                                                           | Applicant Response       |        | Planning Staff Only                    |                          |                                         |
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|            |                                                                                                                                                                                                           | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
|            | ii. Allow a two (2') foot vehicle overhang if adjacent plants are less than eighteen (18") inches tall                                                                                                    | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
| <b>I</b>   | <b>Tree Planting Standards</b>                                                                                                                                                                            |                          |        |                                        |                          |                                         |
| <b>I.1</b> | Minimum Tree Planting Sizes                                                                                                                                                                               |                          |        |                                        |                          |                                         |
|            | (a) Minimum standard tree size: fifteen (15) gallon trees                                                                                                                                                 | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) Projects must also include other tree sizes such as twenty-four (24") inch, thirty-six (36") inch, and forty-eight (48") inch box trees                                                               | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
| <b>J</b>   | <b>Urban Tree Preservation and Replacement</b>                                                                                                                                                            |                          |        |                                        |                          |                                         |
| <b>J.1</b> | These regulations apply to the removal of trees on all privately owned parcels within City limits under the following conditions:                                                                         |                          |        |                                        |                          |                                         |
|            | (a) The tree is located outside the public right-of-way                                                                                                                                                   | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) The tree is proposed for removal for reasons other than emergency or hazardous conditions, as determined by a certified arborist and confirmed by the City Arborist                                   | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (c) The tree has a Diameter at Breast Height (DBH) of eight (8") or more                                                                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (d) The tree is associated with any discretionary land use or zoning application, including but not limited to Development Plan Reviews, Conditional Use Permits (CUP), Tentative Parcel/Tract Map, MWELO | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>J.2</b> | Tree Removal for Discretionary Applications. For projects requiring discretionary land use or zoning approvals, including Development Plan Review, CUP, or Variance:                                      |                          |        |                                        |                          |                                         |
|            | (a) Replacement Standards for Non-Native Trees:                                                                                                                                                           |                          |        |                                        |                          |                                         |
|            | i. 8" - 15" DBH : 24" boxed tree (1:1)                                                                                                                                                                    | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | ii. 16" - 36" DBH : 36" boxed tree (1:1)                                                                                                                                                                  | <input type="checkbox"/> |        |                                        |                          |                                         |
|            | iii. 37" - 48" DBH : 48" boxed tree (1:1)                                                                                                                                                                 | <input type="checkbox"/> |        |                                        |                          |                                         |
|            | iv. 49" or greater DBH : 48" boxed tree (2:1)                                                                                                                                                             | <input type="checkbox"/> |        |                                        |                          |                                         |
|            | (b) Replacement Standards for Native Trees:                                                                                                                                                               |                          |        |                                        |                          |                                         |
|            | i. 8" - 15" DBH : 36" boxed tree (2:1)                                                                                                                                                                    | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |



## 21.03 GENERAL REGULATIONS

| Standard |                                                                                                                                                                                                                                                           | Applicant Response       |        | Planning Staff Only                    |                          |                                         |
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|          |                                                                                                                                                                                                                                                           | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
|          | ii. 16" - 36" DBH : 48" boxed tree (3:1)                                                                                                                                                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|          | iii. 37" or greater DBH : 48" boxed tree (4:1)                                                                                                                                                                                                            | <input type="checkbox"/> |        |                                        |                          |                                         |
|          | (c) Multi-Trunk Trees                                                                                                                                                                                                                                     |                          |        |                                        |                          |                                         |
|          | i. Calculate the total DBH by summing the DBH of each trunk measuring 4 inches or greater                                                                                                                                                                 | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|          | ii. Use the total DBH to determine replacement requirements based on the standards for native or non-native trees                                                                                                                                         | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|          | iii. One 1 new multi-trunk trees can count as 2 for replacement purposes                                                                                                                                                                                  | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| J.3      | Tree Replacement Implementation                                                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
|          | (a) On-Site Replacement                                                                                                                                                                                                                                   |                          |        |                                        |                          |                                         |
|          | i. Plant trees onsite per the replacement tables set forth in <a href="https://ecode360.com/48255544#48255544">https://ecode360.com/48255544#48255544</a>                                                                                                 | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|          | ii. Trees must be planted within twenty-four (24) months of removal                                                                                                                                                                                       | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|          | iii. Planted trees must be maintained and monitored for a minimum of three (3) years                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| J.4      | Payment In-Lieu                                                                                                                                                                                                                                           |                          |        |                                        |                          |                                         |
|          | (a) If on-site planting is infeasible due to space or site constraints, pay the Tree Replacement Fee as established in the Master Fee Schedule                                                                                                            | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| J.5      | Hybrid Compliance                                                                                                                                                                                                                                         |                          |        |                                        |                          |                                         |
|          | (a) A combination of on-site planting and payment in-lieu is allowed                                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| J.6      | All replacement trees and planting locations must be reviewed and approved by appointed City Forester for suitability as part of the project's landscape review. Priority shall be given to native species and drought-tolerant, regionally adapted trees | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| J.7      | Tree replacement requirements may be waived:                                                                                                                                                                                                              |                          |        |                                        |                          |                                         |
|          | (a) The tree is dead                                                                                                                                                                                                                                      | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |



## 21.03 GENERAL REGULATIONS

| Standard   |                                                                                                                                                                                                                     | Applicant Response       |        |                                        | Planning Staff Only      |                                         |
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|            |                                                                                                                                                                                                                     | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
|            | (b) The tree is dying, or presents an immediate hazard, as certified by a certified arborist                                                                                                                        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (c) The tree is identifiable as an invasive species on an established invasive species list                                                                                                                         | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (d) Removal is necessary to protect critical public infrastructure, emergency access routes, or public utilities                                                                                                    | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            |                                                                                                                                                                                                                     |                          |        |                                        |                          |                                         |
| <b>K</b>   | <b>Irrigation Requirements</b>                                                                                                                                                                                      |                          |        |                                        |                          |                                         |
| <b>K.1</b> | All landscaped areas not covered by structures or pavement shall be irrigated by a permanent automatic irrigation system that complies with the Uniform Plumbing Code and the MWELO                                 | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>K.2</b> | Irrigation systems must use weather- or soil moisture-based controls and prevent runoff, overspray, or low-head drainage.                                                                                           | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>K.3</b> | Establishment period for irrigation of trees must be included with landscape irrigation plans submitted for MWELO and per established best management practices set by the ISA (international society of arborists) | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>K.4</b> | Screening and safety requirements shall be in accordance with Section <a href="#">21.03.010F</a> (Fences and Walls) and shall be in accordance with the following features:                                         |                          |        |                                        |                          |                                         |
|            | (a) Shrubs at least thirty-six (36") inches tall separating children's recreation areas from vehicular zones                                                                                                        | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (b) Beams, walls, and/or hedges shall be used in the required setbacks to separate parking facilities from abutting streets and shall be a minimum of three (3') in height                                          | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
|            | (c) Trees and shrubs planted and maintained so that at maturity they do not interfere with traffic safety sight areas or public safety                                                                              | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |



## 21.03 GENERAL REGULATIONS

| Standard                                                                                                                                                                                                                              |                                                       | Applicant Response       |        |                                        | Planning Staff Only      |                                         |
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|                                                                                                                                                                                                                                       |                                                       | <input type="checkbox"/> | Page # | Response – Provide a brief description | <input type="checkbox"/> | Explanation (if not marked as complete) |
| 21.03.020 – Off-street parking and loading                                                                                                                                                                                            |                                                       |                          |        |                                        |                          |                                         |
|                                                                                                                                                                                                                                       | The project conforms with the Municipal Code section. | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| 21.03.150 – Community Art Program                                                                                                                                                                                                     |                                                       |                          |        |                                        |                          |                                         |
|                                                                                                                                                                                                                                       | The project conforms with the Municipal Code section. | <input type="checkbox"/> |        |                                        | <input type="checkbox"/> |                                         |
| <b>**Planning Staff has itemized the most common sections from the General Regulations chapter. This is not a complete list. Every project is different and may be subject to additional subsections of Ch 21.03.</b>                 |                                                       |                          |        |                                        |                          |                                         |
| Please review the <b>Municipal Code</b> link below and speak with the Planning Department to inquire about the applicability of any further subsections.<br><a href="https://ecode360.com/43767428">https://ecode360.com/43767428</a> |                                                       |                          |        |                                        |                          |                                         |